

LAND AUCTION

SIMULCAST LIVE AND ONLINE

239.81+/- Acres • Wayne County, Nebraska

Wednesday, January 26, 2022 • 1:30 PM

Elkhorn Valley Bank Community Room | 411 7th Street, Wayne, Nebraska

Highlights:

- Highly productive irrigated farm
- 98% tillable farm ground with excellent soils
- Full possession at closing

A-15262

ONLINE SIMULCAST BIDDING:

Starts Wednesday, January 19, 2022, at 8:00 AM and closes at end of live event.

To Register and Bid on this Auction, go to: www.fnctbid.com



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For additional information, please contact:

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Property Information

Property Location:

Three miles east of Winside, Nebraska, on 852nd Road to the northwest corner of the farm.

Legal Description:

NW1/4 and N1/2SW1/4 Sec 5-25N-3E of the 6th PM, Wayne County, Nebraska.

Property Description: Offering 239.81+/- acres of outstanding Wayne County irrigated farmground.

The farm is located three miles east of Winside, Nebraska, with great access. Farm has been partially tiled and is well drained. Farm has been managed on a corn/corn/soybean rotation for many years. Newer irrigation well dug in June 2015.

Farm Data:

Cropland	233.84 acres
Non-crop	<u>5.97 acres</u>
Total	239.81 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	225.6 acres	160 bushels
Soybeans	4.4 acres	46 bushels

Irrigation Equipment:

2012 Reinke 9 tower center pivot, two Reinke 3 tower center pivots, John Deere 6.8L diesel power unit, Amarillo gear drive, Rockford PTO.

Well Information:

Registration # G-049385, dug June 2015, pump depth 100 feet, total depth 140 feet

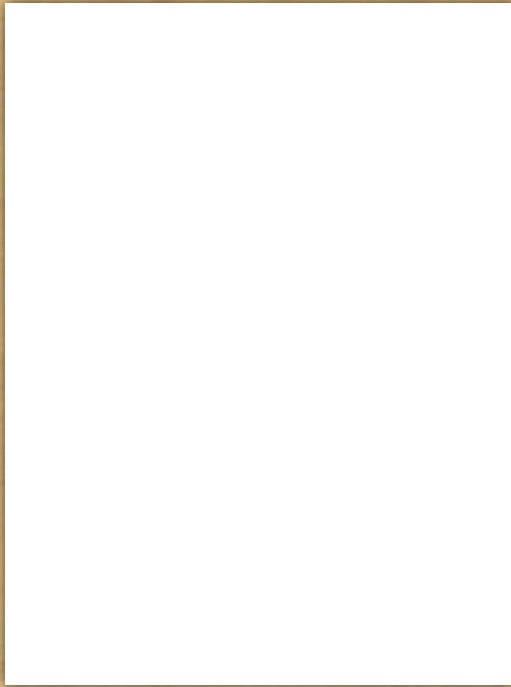
2021 Taxes:

\$15,731.98

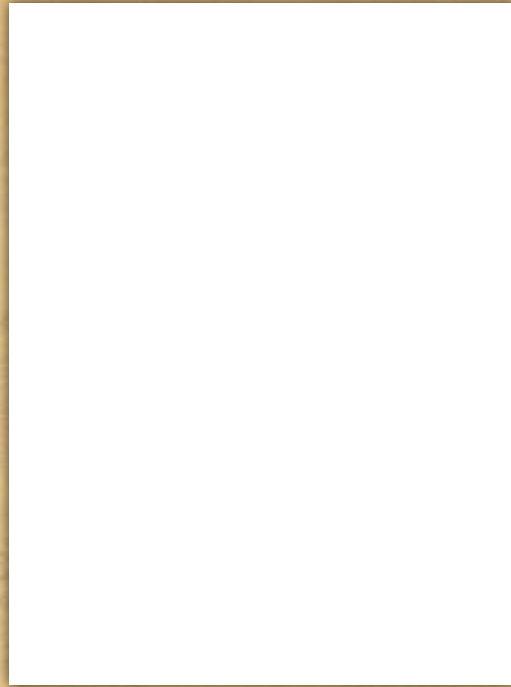
Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	44.23	18.48	0	69	4e
6811	Moody silty clay loam, 2 to 6 percent slopes	39.74	16.6	67	76	2e
6813	Moody silty clay loam, 6 to 11 percent slopes	28.14	11.75	0	75	3e
6782	Nora-Moody silty clay loams, 6 to 11 percent slopes	26.55	11.09	0	69	3e
7054	Kennebec silty clay loam, occasionally flooded	25.83	10.79	0	84	2w
6603	Alcester silty clay loam, 2 to 6 percent slopes	25.34	10.58	91	76	2e
6630	Belfore-Moody silty clay loams, 1 to 3 percent slopes	20.61	8.61	0	68	2e
3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	18.67	7.8	0	80	2w
6781	Nora-Moody silty clay loams, 11 to 17 percent slopes	8.36	3.49	0	63	4e
6750	Nora silt loam, 11 to 17 percent slopes, eroded	1.94	0.81	48	64	4e
TOTALS		239.4(*)	100%	21.14	73.75	2.68



AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2021 payable in 2022 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on February 28, 2022, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Title Services of the Plains.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance and any escrow closing services will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on February 28, 2022, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Title Services of the Plains.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and the Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller(s): Gibbs Enterprise Inc.

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Wednesday, January 19, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, January 26, 2022, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
www.fnctbid.com

All bids on the tract will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

